



Charles Bainbridge



3 Downside, Adisham Road,
Bekesbourne, Canterbury, Kent, CT4 5HA

£600,000









A substantially extended and attractively presented six-bedroom semi-detached house, quietly positioned on the rural edge of Bekesbourne village. With generous and flexible accommodation arranged over three floors, a detached garden annex, and an established, well-tended garden, this is a rare opportunity to acquire a versatile home in a sought-after location within easy reach of Canterbury, nearby villages, and excellent transport links including direct rail services to London. The ground floor is arranged to provide both comfort and practicality, with an elegant front reception hall leading through to a striking full-width lounge/diner at the rear. This wonderfully bright and spacious room offers ample space for both seating and dining and features bi-folding doors opening directly onto the garden, creating a seamless connection between indoors and out. To the front of the house is a further reception room/study, offering a versatile space for work or relaxation. To the rear, the kitchen/diner provides a sociable and functional heart to the home. The kitchen area is fitted with ample storage and opens into a defined dining area overlooking the garden. A ground floor cloakroom adds further convenience. The first floor offers a good-size double principal bedroom with its own ensuite room, as well as four further bedrooms, including a guest and a stylish modern family bathroom with includes roll top bath and separate shower enclosure. On the second floor is an impressive bedroom suite with a large bedroom, contemporary shower room, and eaves storage.

Externally the rear garden is beautifully landscaped with a paved patio area leading onto lawn with a central path leading to the detached self-contained annexe providing an ideal space for guests, extended family, creative use, or working from home. It includes a studio room, private shower room, and a separate storage area, with full services connected. To the front, the property enjoys private off-street parking for a number of vehicles and a lovely open outlook over the neighbouring countryside.

Bekesbourne is a picturesque and well-connected village, surrounded by open countryside yet only a short drive from Canterbury. The village has a strong community feel, a farm shop and café, a historic church, and a railway station with direct services to Canterbury and London. The surrounding villages offer additional amenities and a variety of charming local walks and rural connections. With excellent local schools nearby, access to a wide network of walking and cycling routes, and convenient travel into London from Bekesbourne railway station, the setting offers a rare blend of rural calm and practical convenience.

Services: All mains services are understood to be connected to the property.

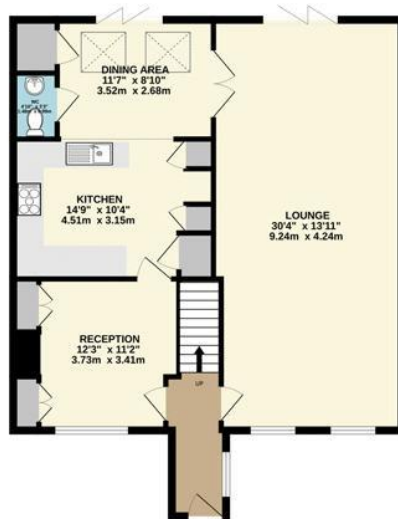
Tenure: Freehold

Council Tax Band: C

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.7 sq.m.) approx.



2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



ANNEX
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 2475 sq.ft. (230.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

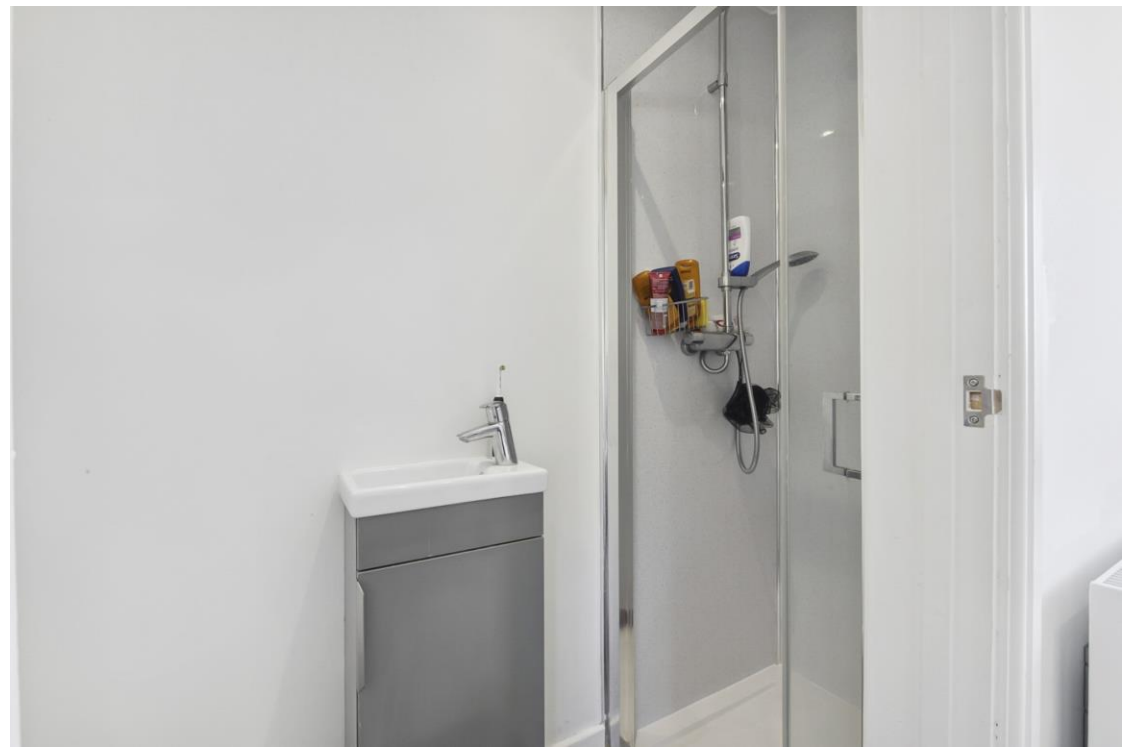


















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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